



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE** held on **Tuesday 02 February 2021**, via GoogleMeet commencing at **1900**.

Those present were: -

COUNCILLORS – Cllr Beech, Cllr Boreham, Cllr Greenwood, Cllr Irons, Cllr Kirk, Cllr Letchford, Cllr Polglase, Cllr Riggs, Cllr Roberts, Cllr Tinto, Cllr Wakem, Cllr Wells.

Miss Clare Bullimore, Deputy Clerk (minutes).

Cllr Greenwood chaired the meeting.

1. APOLOGIES

Cllr Alford, Cllr Wilkes.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllrs Beech and Wells: PA20/10978 – neither took part in the discussion or vote

Cllr Irons: PA20/09851, did not take part in the discussion or vote.

3. PUBLIC PARTICIPATION

Members of the public were present and Clare Sanders spoke to object to PA21/00177.

4. APPROVE MINUTES OF LAST MEETING: 19-01-2021

Proposal/Resolution: the minutes be approved. Proposed: Cllr Riggs, seconded: Cllr Wells – abstentions from Cllr Polglase and Cllr Kirk who had not been present, all others in favour.

5. CLERKS INFORMATION

None

6. STANDING ITEM – 5 DAY PLANNING CONSULTATION

PA20/10278 – proposal/resolution: agree with the planning officer. Proposed: Cllr Riggs, seconded: Cllr Wakem – 3 abstentions (including Cllr Irons who declared an interest) all others in favour.

PA20/09851 – proposal/resolution: agree with the planning officer. Proposed: Cllr Tinto, seconded: Cllr Roberts – 7 in favour, 4 abstentions (including Cllrs Wells and Beech who had declared an interest), 1 objection.



7. PLANNING APPLICATIONS

Application PA21/00237 CALSTOCK

Proposal Outline application for the erection of a single residential dwelling with garage, with all matters except access reserved

Location Land Adjacent To Summer Lea, Sandways, Calstock, PL18 9SE

Applicant Mr Mark Brush

Proposal/Resolution: to object to this application due to the negative impact on the landscape and its setting withing the AONB which is contrary to Policy 23 of the Cornwall Local Plan. It is speculative development and does meet local housing needs and will overdevelopment in a rural location (which should not be classed as a hamlet) and additional vehicular access will be an issue for this lane. Proposed: Cllr Tinto, seconded: Cllr Letchford – unanimous.

Application PA21/00145 CALSTOCK

Proposal Proposed extension and alterations to the existing dwellinghouse

Location Steamer Quay, The Sail Loft, Lower Kelly, Calstock, PL18 9RU

Applicant Mr and Mrs C Scoble

After discussion it was resolved to approve this application as it is a much better design than previous ones and is more in keeping with other buildings along the front. It would not create a new eyeline obscuring the view from Lower Kelly. Use of local vernacular material is welcomed however there is some concern about whether it is a necessary development and the stability of the structural engineering that would be required given there was a landslip in the near vicinity within the last ten years. The vote was split with 4 in favour, 4 objecting and 4 abstaining with the Chairman having the casting vote, and the Parish Council would like this noted by the officer.

Proposal/resolution: to support the application subject to a satisfactory structural report being signed off before consent is given. Proposed: Cllr Tinto, seconded: Cllr Roberts. 4 in favour, 4 objections, 4 abstentions. Chairman was given the casting vote and voted in favour of the proposal.

Application PA21/00177 CALSTOCK

Proposal Outline application with some matters reserved for the construction of one dwelling house

Location Land Adjacent Tt The Retreat, Harewood Road, Calstock, PL18 9QN

Applicant Mr And Mrs J Sherrell

Proposal/resolution: to object to this application as it does not comply with policy 26 of the Cornwall Local Plan and will be sited within a flood zone, the access is inconsistent with Policy 27 of the Cornwall Local Plan, the dwelling would be in appropriate within the setting of the AONB and there are concerns about the waste arrangements. Concerns raised by the Environment Agency and the Flood Officer are shared by the Parish Council. Proposed: Cllr Tinto, seconded: Cllr Riggs – unanimous.



Application PA21/00524 HARROWBARROW

Proposal Proposed rear extension, formation of stores to north and south elevations, and conversion of existing garage to form habitable room.

Location Goodwood, Lower Metherell, Callington, PL17 8BJ

Applicant Ms Carol Nicholls

Proposal/resolution: to support this application. Proposed: Cllr Roberts, seconded: Cllr Letchford – unanimous.

Enquiry reference PA21/00680 DELAWARE

Proposal Application for non-material amendment (1) following grant of planning permission PA19/03159 dated 29.07.2019 namely installation of photo voltaic panels on the south-facing roof of the proposed dwelling.

Location Land North West Of Bay Trees, Albaston, PL18 9AL

Applicant Dr A Bowhay

Proposal/resolution: to support this application. Proposed: Cllr Riggs, seconded: Cllr Wells – 1 abstention, all others in favour).

The meeting closed at 1958

Signed..... Date.....